



Millfields Farm Cottage, Horsham Road, Rusper

Guide Price £550,000

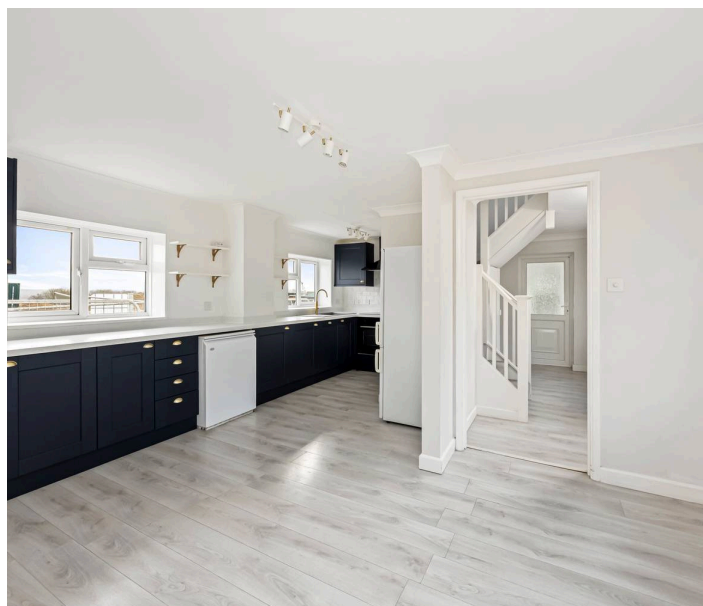
Millfields Farm Cottage, Horsham Road

Rusper, Horsham

A reception hallway welcomes you and leads into an open plan kitchen/dining family room which has an aspect of the rear of the property, there is a range of wall and base cabinets with contrasting work surfaces running through, there is an integrated oven and hob as well as an extractor hood. There is also space for further freestanding appliances. The separate living room is of decent proportions and enjoys an aspect to the front of the property. Also of note to the ground floor is a downstairs cloakroom and a garden room/further reception lobby.

The turning staircase leads to the first floor where the main bedroom has an aspect to the rear of the property where you can capitalise on superb views over towards the countryside and beyond, it has fitted cupboard space available.

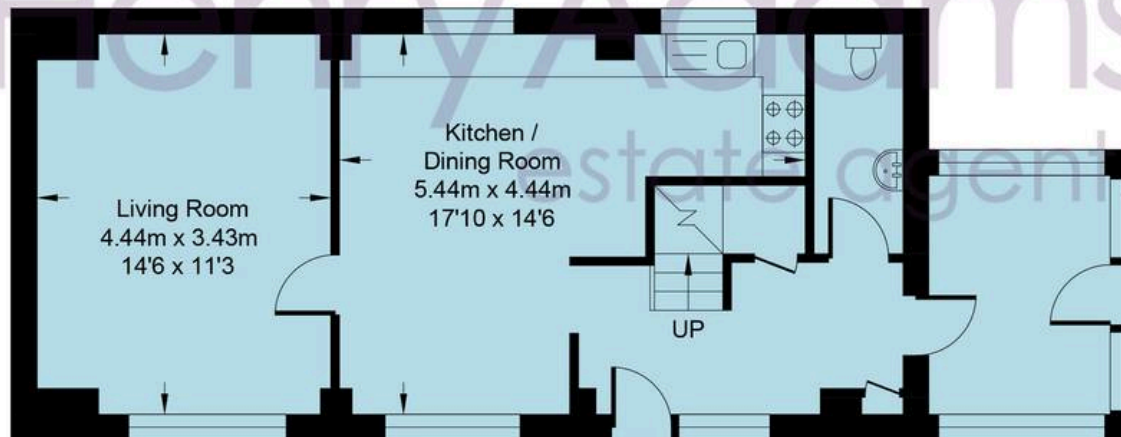
The second bedroom also enjoys elevated views. Completing the first floor is a well equipped family bathroom which features a bath with a shower mounted over, a low level WC and a wash hand basin - all complimented with Italian style tiling and chrome fittings.







FIRST FLOOR



GROUND FLOOR

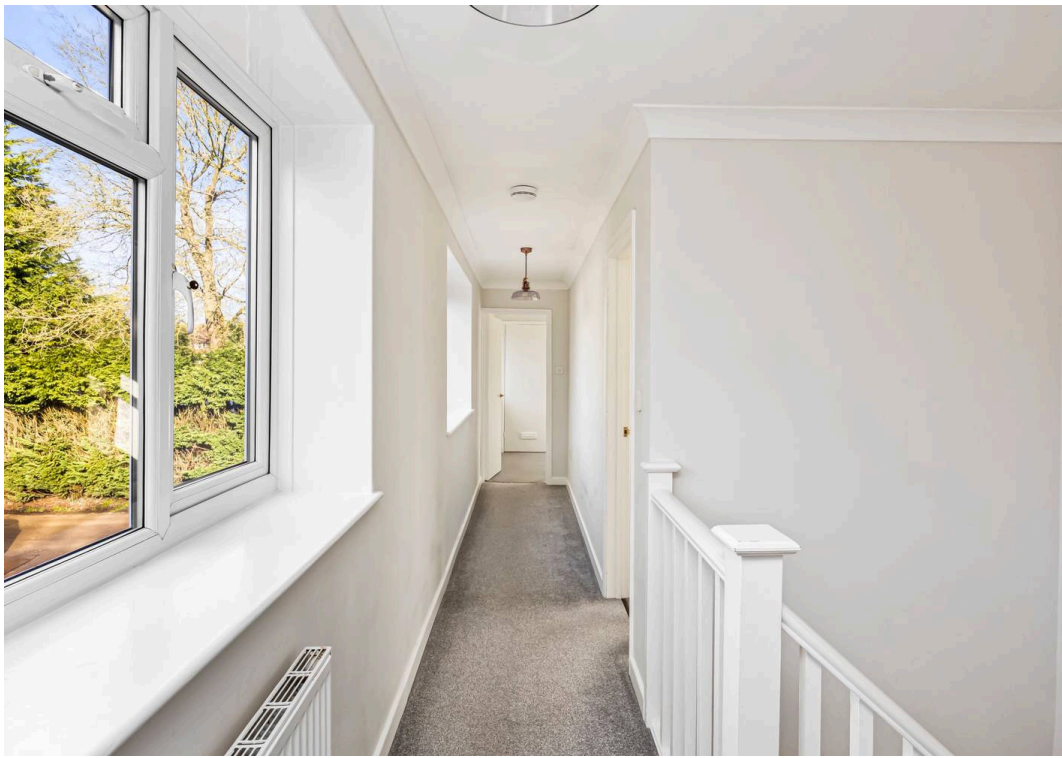
Horsham Road

Approximate Area House 2 = 1035 sq ft / 96.2 sq m

Total = 1035 sq ft / 96.2 sq m

For identification only - not to scale





The property is approached via a gravel driveway and parking provides space for several cars, The private garden space at the side aspect of the property is of generous proportions and features a fenced boundary.

The property is situated in the heart of Rusper Village, the village Primary School can be found close by and the property currently falls within the Millais/Forest Secondary School/ Bohunt catchment area in Horsham.

Rusper has a well stocked convenience store, Post Office and Church as well as two fantastic pubs within walking distance. The village is on the Surrey/Sussex boarder and surrounded by beautiful open countryside. Access to the M23 and M25 are within easy reach.

Horsham and Crawley provide comprehensive shopping, recreational and educational facilities together with mainline rail services to London (Victoria/London)

Agents Note: Development works are in progress at nearby land to the south-east of the property. Detailed Plans and artists impressions of the future outlook for completion in summer 2027 are available from Henry Adams. Once complete, there will be new houses and new high quality green spaces and ponds.

Council Tax band: C

Tenure: Freehold







Henry Adams – Horsham

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Agents Note – Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.